

**SNAPSHOT of HOME Program Performance--As of 03/31/09**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Compton

State: CA

PJ's Total HOME Allocation Received: \$14,223,548

PJ's Size Grouping\*: C

PJ Since (FY): 1992

| Category   | PJ       | State Average | State Rank               | Nat'l Average | Nat'l Ranking (Percentile):** |         |         |
|--|----------|---------------|--------------------------|---------------|-------------------------------|---------|---------|
|  |          |               |                          |               | Group                         | C       | Overall |
| <b>Program Progress:</b>   |          |               | PJs in State: <b>92</b>  |               |                               |         |         |
| % of Funds Committed   | 89.94 %  | 91.11 %       | 49                       | 91.92 %       | 33                            | 35      |         |
| % of Funds Disbursed   | 88.15 %  | 82.09 %       | 17                       | 82.65 %       | 67                            | 71      |         |
| Leveraging Ratio for Rental Activities                           | 0        | 5.72          | 83                       | 4.67          | 0                             | 0       |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 5.32 %   | 73.27 %       | 87                       | 81.09 %       | 0                             | 0       |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 16.25 %  | 62.86 %       | 85                       | 68.72 %       | 2                             | 2       |         |
| <b>Low-Income Benefit:</b>                                       |          |               |                          |               |                               |         |         |
| % of 0-50% AMI Renters to All Renters                            | 0.00 %   | 77.58 %       | 87                       | 79.93 %       | 0                             | 0       |         |
| % of 0-30% AMI Renters to All Renters***                         | 0.00 %   | 40.22 %       | 84                       | 44.94 %       | 0                             | 0       |         |
| <b>Lease-Up:</b>   |          |               |                          |               |                               |         |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 0.00 %   | 92.30 %       | 87                       | 94.87 %       | 0                             | 0       |         |
| <b>Overall Ranking:</b>  |          |               | In State: <b>87 / 92</b> | Nationally:   | 5                             | 3       |         |
| <b>HOME Cost Per Unit and Number of Completed Units:</b>         |          |               |                          |               |                               |         |         |
| Rental Unit  | \$12,500 | \$32,812      |                          | \$25,717      | 4 Units                       | 0.90 %  |         |
| Homebuyer Unit   | \$24,375 | \$20,065      |                          | \$14,669      | 304 Units                     | 67.30 % |         |
| Homeowner-Rehab Unit   | \$19,501 | \$26,734      |                          | \$20,391      | 122 Units                     | 27.00 % |         |
| TBRA Unit  | \$2,351  | \$2,804       |                          | \$3,201       | 22 Units                      | 4.90 %  |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Compton CA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental    | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| <b>PJ:</b>         | \$12,500  | \$106,540 | \$19,501  |
| <b>State:*</b>     | \$128,033 | \$110,407 | \$27,687  |
| <b>National:**</b> | \$91,120  | \$73,223  | \$23,149  |

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.0 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 1.06

|  | Rental<br>%   | Homebuyer<br>%   | Homeowner<br>%   | TBRA<br>%   |  | Rental<br>%   | Homebuyer<br>%  | Homeowner<br>%   | TBRA<br>%  |
|--|---|--|--|---|--|---|---|--|--|
| <b>RACE:</b>                             |   |  |  |   | <b>HOUSEHOLD TYPE:</b>   |   |   |  |  |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">1.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | Single/Non-Elderly:  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">9.6</span>               | <span style="border: 1px solid black; padding: 2px;">19.7</span> | <span style="border: 1px solid black; padding: 2px;">31.8</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">59.2</span> | <span style="border: 1px solid black; padding: 2px;">95.1</span> | <span style="border: 1px solid black; padding: 2px;">100.0</span> | Elderly:   | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">44.0</span>              | <span style="border: 1px solid black; padding: 2px;">39.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">1.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | Related/Single Parent:   | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">18.4</span>              | <span style="border: 1px solid black; padding: 2px;">19.7</span> | <span style="border: 1px solid black; padding: 2px;">31.8</span> |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | Related/Two Parent:  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">21.6</span>              | <span style="border: 1px solid black; padding: 2px;">17.2</span> | <span style="border: 1px solid black; padding: 2px;">18.2</span> |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | Other:   | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">6.4</span>               | <span style="border: 1px solid black; padding: 2px;">4.1</span>  | <span style="border: 1px solid black; padding: 2px;">18.2</span> |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |  |   |   |  |  |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |  |   |   |  |  |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |  |   |   |  |  |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |  |   |   |  |  |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |  |   |   |  |  |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |  |   |   |  |  |
| <b>ETHNICITY:</b>                        |   |  |  |   |  |   |   |  |  |
| Hispanic                                 | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">36.8</span> | <span style="border: 1px solid black; padding: 2px;">4.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |  |   |   |  |  |
| <b>HOUSEHOLD SIZE:</b>                   |   |  |  |   | <b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>                               |   |   |  |  |
| 1 Person:                                | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">44.8</span> | <span style="border: 1px solid black; padding: 2px;">39.3</span> | <span style="border: 1px solid black; padding: 2px;">22.7</span>  | Section 8:   | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">44.8</span> <sup>#</sup> |  |  |
| 2 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">12.8</span> | <span style="border: 1px solid black; padding: 2px;">30.3</span> | <span style="border: 1px solid black; padding: 2px;">18.2</span>  | HOME TBRA:   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |   |  |  |
| 3 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">16.0</span> | <span style="border: 1px solid black; padding: 2px;">13.1</span> | <span style="border: 1px solid black; padding: 2px;">18.2</span>  | Other:   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |   |  |  |
| 4 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">9.2</span>  | <span style="border: 1px solid black; padding: 2px;">9.8</span>  | <span style="border: 1px solid black; padding: 2px;">22.7</span>  | No Assistance:   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |   |  |  |
| 5 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">8.0</span>  | <span style="border: 1px solid black; padding: 2px;">2.5</span>  | <span style="border: 1px solid black; padding: 2px;">4.5</span>   |  |   |   |  |  |
| 6 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">5.6</span>  | <span style="border: 1px solid black; padding: 2px;">1.6</span>  | <span style="border: 1px solid black; padding: 2px;">9.1</span>   |  |   |   |  |  |
| 7 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">1.2</span>  | <span style="border: 1px solid black; padding: 2px;">1.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |  |   |   |  |  |
| 8 or more Persons:                       | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">2.4</span>  | <span style="border: 1px solid black; padding: 2px;">1.6</span>  | <span style="border: 1px solid black; padding: 2px;">4.5</span>   |  |   |   |  |  |
|  |   |  |  |   | <b># of Section 504 Compliant Units / Completed Units Since 2001</b> |   |   |  | <span style="border: 1px solid black; padding: 2px;">1</span>    |

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Compton

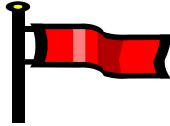
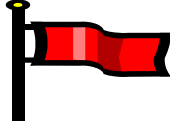
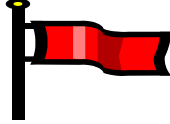
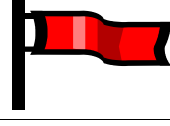
State: CA

Group Rank: 5  
(Percentile)

State Rank: 87 / 92 PJs

Overall Rank: 3  
(Percentile)

Summary: 4 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS | RED FLAG  |
|-------------------------------------|---|------------|------------|---|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 71.84%   | 5.32       |    |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 47.80%   | 16.25      |    |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | 0          |   |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 90.38%   | 0          |  |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 3.360    | 2.08       |   |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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